

## Minutes for Daggett Planning & Zoning

May 18, 2016

**Present:** Woody Bair; chair, Al Ladeau, Chad Reed, Brian Raymond; alternate, Carrie Poulsen; secretary. Joe Jacobs.

**Absent:** None

**Guest:** Peggy White, Curtis White, Kymberly Slagowski; GIS department, Chad Woolley; county attorney.

**1. Woody Bair welcomed everybody and called the meeting to order at 6:00 PM.**

**2. Consideration and discussion: Approval of minutes from March 30, 2016 and April 20, 2016.** Carrie said on the April 20<sup>th</sup> minutes change actual to actually on number 5, sixth sentence down. Also change Noah plan to NOAA plan. After discussion Chad Reed motioned to table March 30 minutes as not enough of the board was present at these two meetings to approve the minutes. Al Ladeau seconded. All in favor, motion passed. Joe Jacobs arrived at this time and had read the minutes. Al Ladeau motioned to approve the April 20 minutes, Chad Reed seconded. All in favor, motion passed. Joe motioned to approve the minutes of March 30, 2016, Woody seconded. All in favor, motion passed. Chad rescinded his motion to table the March 30, 2016 minutes.

**3. Public Comments: No public comments**

**4. Consideration and Discussion: Peggy White plat amendment; combining lots K-4-075 and K-4-076 in Flaming Gorge Lake Meadows Subdivision.** Mr. White presented the survey of the plat of Unit 4 of Flaming Gorge Lake Meadow subdivision. Kym Slagowski, GIS department has reviewed the survey. Mr. White would like to add the properties together in order to add on to their home and meet the setback requirements. Discussion took place regarding notification to the property owners within the plat. Chad Woolley said it would be appropriate to notify the owners within the Unit 4 of the subdivision. Carrie advised that the application is complete and the fees have been paid. Woody asked for any questions or comments. No further discussion. Chad Reed motioned to recommend the application to the County Commission for a public hearing and consideration. Joe Jacobs seconded. All in favor, motion passed. Woody Bair signed their plat amendment Mylar.

**5. Discussion: Kymberly Slagowski; GIS zoning map.** Kym advised that the planning and zoning layer on the map has been finished other than the section that she wants to discuss tonight. She also had some questions on Sunshine and J.E.S. Subdivision. Discussion regarding what the zoning should be on Derl and Susie Reeds property at 1395 W. Hwy 43. There is a portion of it that is zoned MD. There was a question on the size of the Olsen's and the Roses property there. Brian said when Dick Christensen owned this property it was zoned A-20. After discussion based on the map that Carrie brought in Woody suggested making the Reeds entire 17 acre piece MD and zone the Olson's and the Roses R-R-1.

Chad Woolley suggested to determine what the zoning is before the board makes any changes to the zones. Chad called Stan Rose and he said Martin Rose only has .89 acres. Stan isn't sure but thought the zoning on his property was R-R-1. Carrie pulled Stan Rose's file and confirmed that it is zoned R-R-1. The Olson's have 3 acres. The question came up if the Reeds 17 acres was zoned MD could you have a home there. Carrie asked if the home would be grandfathered in and if changed to an all MD zone his home would be nonconforming. More discussion if the Reeds subdivide more property. Chad Woolley agreed to the option to call the property MD since there is an industrial business on the property and his home would be nonconforming. The board discussed that in the future the shop may need to be divided out and then re-zone the rest of the property. Chad Woolley said for the board to interpret what the zoning would be to the best of their ability. Chad Woolley said after the map is finished to have it on the agenda for the public to review. After discussion regarding JES subdivision it was determined all lots should be zoned R-R-1. Discussion regarding Aero Lake Subdivision and per the file the intent was to re-zone it to R-R-2 but Daggett County does not have that zone. The board feels this property would be better served as an R-R-1 zone. The board also checked the survey map to make sure FAA guidelines will be followed for this subdivision. Chad Woolley said to zone this as R-R-1 they will have to notify the owners and any adjacent land owners. Carrie will try to research to find if an R-R-2 zone was ever passed by Ordinance. This will need to be an action item for the next agenda.

**6. Consideration and Discussion: RV wastewater system.** This has previously been discussed by the board on January 20, 2016. At that time a letter was drafted and sent to her on January 25, 2016 advising her of Article XV, Mobile home park and travel trailer court requirements. After she received the letter Carrie spoke with the owner, Laurie Vigil and advised her that the system proposed was not big enough for a dwelling. Laurie said she would look into having a bigger system put in to accommodate a home. She said there must be some misunderstanding as the home she wanted to put on the lot was called a RV park model. Carrie advised her of the size requirements for a dwelling. Carrie advised the board that an RV septic system with a maximum use of 1 RV/ 50 GPD per day has now been installed at 175 S. Boondock, Manila. The board asked if this was the size of system put in and Carrie said she never received a letter from Tri County approving a different system. Brian said if somebody wants an onsite RV park they need to meet those standards. More discussion on how to handle smaller lots that people wish to develop. Brian thinks allowing travel trailers on lots should be a temporary use. Discussion regarding looking at "tiny homes" possibly being an alternative option in certain areas. Chad Reed said this board has never sanctioned allowing a RV unit to be hooked to utilities and why was this approved by Tri County. The board feels as the Ordinances read now this system should not be allowed. Chad Woolley said it is this boards job is to decide whether something fits within the code or not and to make recommendation to the County Commission. Chad Reed motioned to have another letter sent to the owner requesting what her intentions are and advise her of the Ordinance again and to invite her to a Planning & Zoning meeting. Al seconded. No further discussion, all in favor, motion passed.

**7. Building Permit Report:** Carrie spoke with Matt Tate Monday he said he is working on clearing up the older permits. There have been a couple of finals since the last report. Woody asked if Matt had checked the property at 1200 N. Trails End Dr and he is going there Monday. No further discussion.

**8. Public Land Report:** Brian Raymond sent an email to the board regarding the first installment of the County Resource Management Plan, the Wilderness section. Brian handed out information regarding broadband for use in the CRMP plan. It is not part of the 28 parts required in the CRMP but could be useful. Woody recommended for the board to read the CRMP information he sent and if the board has any questions to submit those to Brian and cc the rest of the board in.

**9. Follow up & old business:**

**a. Tension Membrane Ordinance 15-24.** Carrie advised Sue Olorenshaw what changes Niel Lund wanted on the ordinance. She said she would make sure it is corrected and updated.

**b. Hand in Hand Project:** Woody said it has come to the board's attention that Steve Henline had posted some pictures online and then made some comments saying "Daggett County is still giving them major headaches, they must hate veterans." More discussion regarding Mr. Henline's post on Facebook. Carrie had advised the Commissioners and Chad Woolley. Woody asked Mr. Henline to respectfully remove the post but it hasn't been removed as of tonight. Cami at Tri County said she still has not received any wastewater plans. Al Ladeau asked if they could bring in port-a-potties until the wastewater system is in place. The board thinks that is a Tri County question. Discussion on how long visitors would be staying at the facility.

**c. New Board member:** no new member.

**d. Ruble property:** no update. Chad Reed questioned if there was a road from Mountain View subdivision to the Ruble property and the issue of right of ways possibly. He said you can see a road on Google map.

**e. Delta Plan:** Woody and Chad have both been by there and said it looks like they are working on the drainage system. They have until May 25, 2016 to complete the drainage system as that is when their temporary Certificate of Occupancy's will run out on the 6 cabins. Chad asked about the 4 small cabins and if they have submitted a building permit application. Carrie sent them an application the next day after the last meeting and told Matt this and said he will give them 2 weeks to get this application back or he will possibly red tag the whole project.

**10. Ordinance Review:** Al Ladeau motioned to table. Joe seconded, all in favor motion passed. Chad Woolley advised the board we are behind and need to finish this. Chad would like a commitment from the board to have this finished by a certain date. The board scheduled another work meeting for June 1, 2016 from 6:00 to 8:00 PM. Carrie will meet with Chad Woolley before this meeting for review.

**11. Next agenda items:** Next work meeting June 1, 2016. Next regular meeting June 15, 2016 from 6:00 to 8:00 PM. Al suggested sending Thompson Davis of Delta Plan an email reminding him of the expiration date of the C.O. on the 6 cabins expiring on May 25, 2016. The other problem is the 4 cabins that have never went through the permitting process. More discussion regarding the 4 small cabins not permitted yet. Al Ladeau informed the board that he will be out of town June, July and August, returning in the middle of September. Meeting adjourned at 8:25 PM.